



## OFFICE MEDICAL: \$141/SF

1424 E Horsetooth Rd, Suite No's. 1 and 2A  
Fort Collins, CO

### Offering Highlights

- 6,288 Total SF for \$141/SF
- \$890,000
- Seller financing available
- Highly functional office or medical office
- 1 unit can be owner-occupied, and the other leased out
- Prominent monument sign right on Horsetooth



Reception



Conference Room



#### Rhett Strom

Commercial Broker | Partner

970.692.4454 Mobile  
rstrom@thegroupinc.com  
[www.TheGroupInc.com](http://www.TheGroupInc.com)

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 9.22.2025



## Precise Square Footage:

### UNIT 1

- Main Floor: 2,025 SF
- Partly-Finished Basement: 2,025 SF

### UNIT 2A

- Main Floor: 1,119 SF
- Unfinished Basement: 1,119 SF



Full Basement Kitchen



Bright, natural light basement lounge

## Detailed Pricing Breakdown:

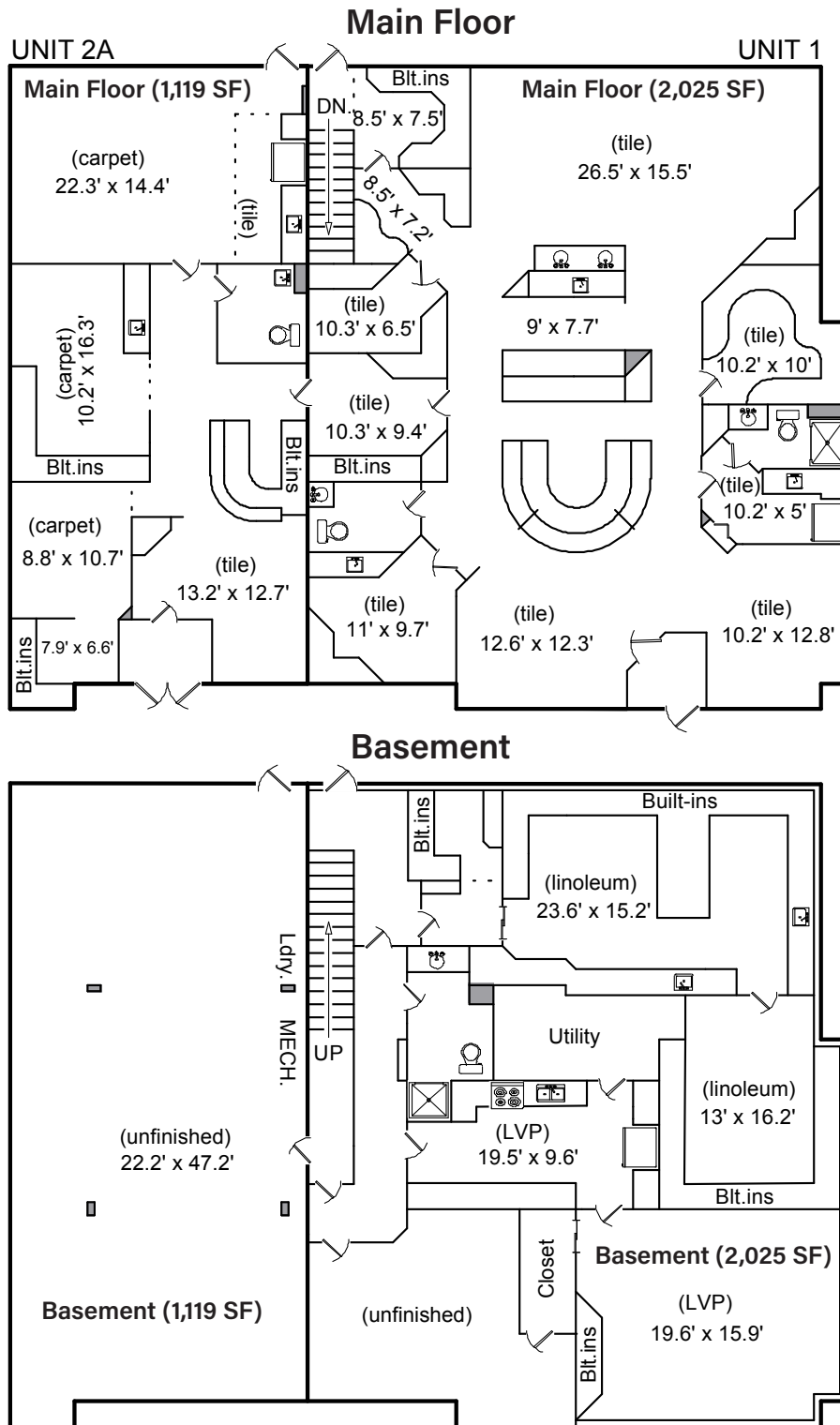
### UNIT 1

- Main Floor: 2,025 SF at \$220/SF = \$445,500
- Partly-Finished Basement: 2,025 SF at \$63/SF = \$127,575

### UNIT 2A

- Main Floor: 1,119 SF at \$220/SF = \$246,180
  - Unfinished Basement: 1,119 SF at \$63/SF = \$70,497
- Total = \$889,752
- ALL 6,288 SQUARE FEET COMBINED TOGETHER = \$142/SF





Basement Storage



Lab

**Rhett Strom**

Commercial Broker | Partner

970.692.4454 Mobile

rstrom@thegroupinc.com [www.TheGroupInc.com](http://www.TheGroupInc.com)